

PUBLIC HEARING NOTICE

The Planning Commission of the City of San José will hold a Public Hearing on **Monday, April 21, 2008**, to certify that the Final Environmental Impact Report (EIR) prepared for the project identified below has been completed in compliance with the California Environmental Quality Act (CEQA). This Public Hearing will be held in accordance with Title 21 of the San José Municipal Code.

The Public Hearing is to be in the City Council Chambers, on the second floor of City Hall Wing, at 200 East Santa Clara Street, San José, California, at **6:30 p.m.** or as soon thereafter as this item can be heard. You are welcome to attend and to speak on this issue. If you choose to challenge the decision on this Environmental Impact Report in court, you may be limited to only those issues you, or someone else, raised and discussed at the Public Hearing or in written correspondence delivered to the City at or prior to the Public Hearing.

The project being considered is:

FINAL ENVIRONMENTAL IMPACT REPORT for the Japantown Corporation Yard Redevelopment Project located at 696 North 6th, Street and 675 North 6th Street. The proposed project would include up to 600 market-rate residential units, up to 30,000 square feet of retail space, a 10,000 to 20,000 square foot community amenity space, and up to 900 underground/surface parking spaces on the Corporation Yard site. As a variation on the proposed project, up to 15,000 square feet of retail space may be replaced with up to 24 live/work units. The existing surface parking lot would be redeveloped as an affordable senior housing complex including up to 85 units of affordable housing and 40 parking spaces. Project buildings would range from 6 to 14 stories for the residential/mixed-uses and 1 to 2 stories for the community amenity uses. As the location and height of project buildings is conceptual at this time, this EIR evaluates a 14-story building envelope for the Corporation Yard site. A 6-story building envelope is evaluated for the surface parking lot site. The proposed project includes a General Plan Amendment (File # GP07-03-04) and an amendment to the Jackson-Taylor Residential Strategy to change the land use designation to allow the proposed mix of uses, allow increased height and density on the project site, increase the caps on development to the extent required, and amend relevant design principles. The site would be rezoned to A(PD) Planned Development Zoning District (File # PDC07-073). Council District: 3

The Final Environmental Impact Report, including the City's responses to comments received during the Public Review Period (January 25, 2008 to March 10, 2008), is available for review beginning **April 11, 2008**, on Monday, Wednesday, and Friday from 9:00 a.m. to 5:00 p.m., and on Tuesday and Thursday from 10:00 a.m. to 5:00 p.m. at the Department of Planning, Building and Code Enforcement, Third Floor, 200 East Santa Clara Street, San José and on the Internet at <http://www.sanjoseca.gov/planning/eir/eir.asp>.

The certification of the Final EIR may be appealed in writing by any person prior to 5:00 p.m. on **Thursday, April 24, 2008**. Such appeal shall be filed on the appropriate form and accompanied by filing fees at the Department of Planning, Building and Code Enforcement and shall include a statement specifying the basis of the appeal. An appeal of the certification of the Final EIR will be heard by the City Council at the earliest possible date.

It should be noted that the certification of a Final EIR does not constitute approval of the project for which it was prepared. The decision to approve or deny the project will be made separately as required by City Ordinance.

To arrange an accommodation under the Americans With Disabilities Act to participate in this public meeting, please call TTY#: (408) 294-9337 or (VOICE) or (408) 535-3500 at least 48 hours before the meeting. **Muốn biết tin tức bằng tiếng Việt Nam về tờ thông tin này, xin quý vị liên lạc Trung Nguyen ở số (408) 535-7883. Para información en Español acerca de esta solicitud, comuníquese con Juan Borrelli al (408) 535-3555.**

Comments and questions regarding the EIR are welcome and should be referred to **Dipa Chundur** of the Department of Planning, Building and Code Enforcement (408) 535-7800 or Dipa.Chundur@sanjoseca.gov. For your convenience, contact **Carmen Stanley** at the same telephone number the week of the Public Hearing to verify that this item will be heard and is not scheduled for deferral to a later date.

Joseph Horwedel, Director
Planning, Building and Code Enforcement

/s/ Akoni Danielsen

Akoni Danielsen, Principal Planner

Date: March 28, 2008